



# CONNOR COMPLEX

FOR SALE

*Unique Opportunity for  
Owner Users, Redevelopers,  
or Investors on 2+ Acres*

**CBRE**

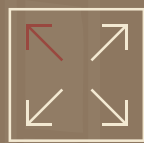


# PROPERTY OVERVIEW

Discover an exceptional opportunity in Abington, PA with the Connor Complex, a distinguished mixed-use property in a prime location. The complex encompasses five separate buildings, comprised of a mix of office and medical tenants providing a diverse income stream and flexible usage potential. This expansive property is ideally suited for a broad range of prospective buyers, including users seeking an operational base, visionary redevelopers eager to unlock its full potential, or strategic investors looking for a valuable addition to their portfolio. Its versatility makes the Connor Complex a compelling prospect for those looking to invest in a well-established property in Abington.



2.23 Total Acreage



17,643 SF Total



12,531 SF Leased



\$197,748 of Annual Rental Income;  
\$275,748 Proforma Annual Rent



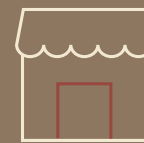
Property Taxes \$68,286



Zoning MS-H Main Street



Premier location off Old York Road



Strong adjacent retailers and users



CONNOR COMPLEX

PORTFOLIO OVERVIEW



941 OLD YORK ROAD  
2,000 SF Office Building  
– LXD: 7/31/26  
– Monthly Rent: \$2,496



947 OLD YORK ROAD  
4,460 SF Office Building  
– (1st floor) LXD: 12/31/2026  
– (2nd floor) LXD: 2/28/2027  
– Monthly Rent: \$7,943



1 HIDDEN LANE  
2,400 SF Office Building  
– Month-to-Month  
– Monthly Rent: \$2,500



2 HIDDEN LANE  
2,987 SF Office Building  
– 2BR/1BA APT: 60 Days Notice  
– LXD 12/31/26  
– Monthly Rent: \$3,540



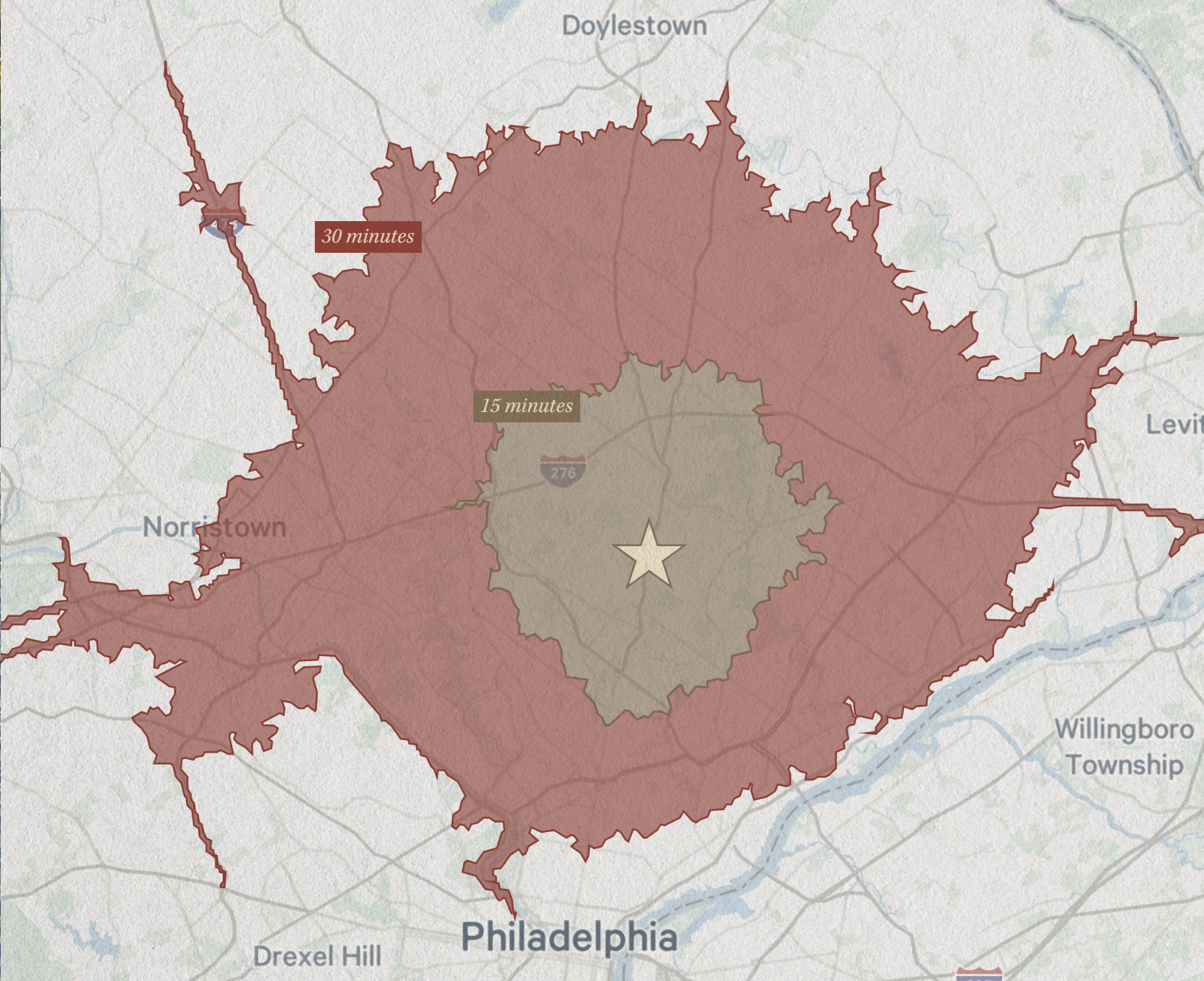
3 HIDDEN LANE  
5,796 SF Cottage House / Office  
– 1,000 SF Leased  
– LXD: 12/31/2026  
– Pro Forma Rent: \$6,500 / month

SEPTA REGIONAL RAIL ACCESS



Annual Rent: \$197,748 | Proforma Annual Rent: \$275,748





# AREA DEMOGRAPHICS

<u>POPULATION</u>		<u>DAYTIME POPULATION</u>		<u>BUSINESSES</u>	
295,479	1,601,999	290,382	1,590,820	10,475	53,867
<u>EMPLOYEES</u>		<u>AVG. HOUSEHOLD INCOME</u>		<u>AVG. HOUSING VALUE</u>	
128,642	691,284	\$126,950	\$115,834	\$459,984	\$442,900



# CONNOR COMPLEX

BRIAN SMYTH

*Senior Vice President*

+1 484 368 6394

[brian.smyth@cbre.com](mailto:brian.smyth@cbre.com)

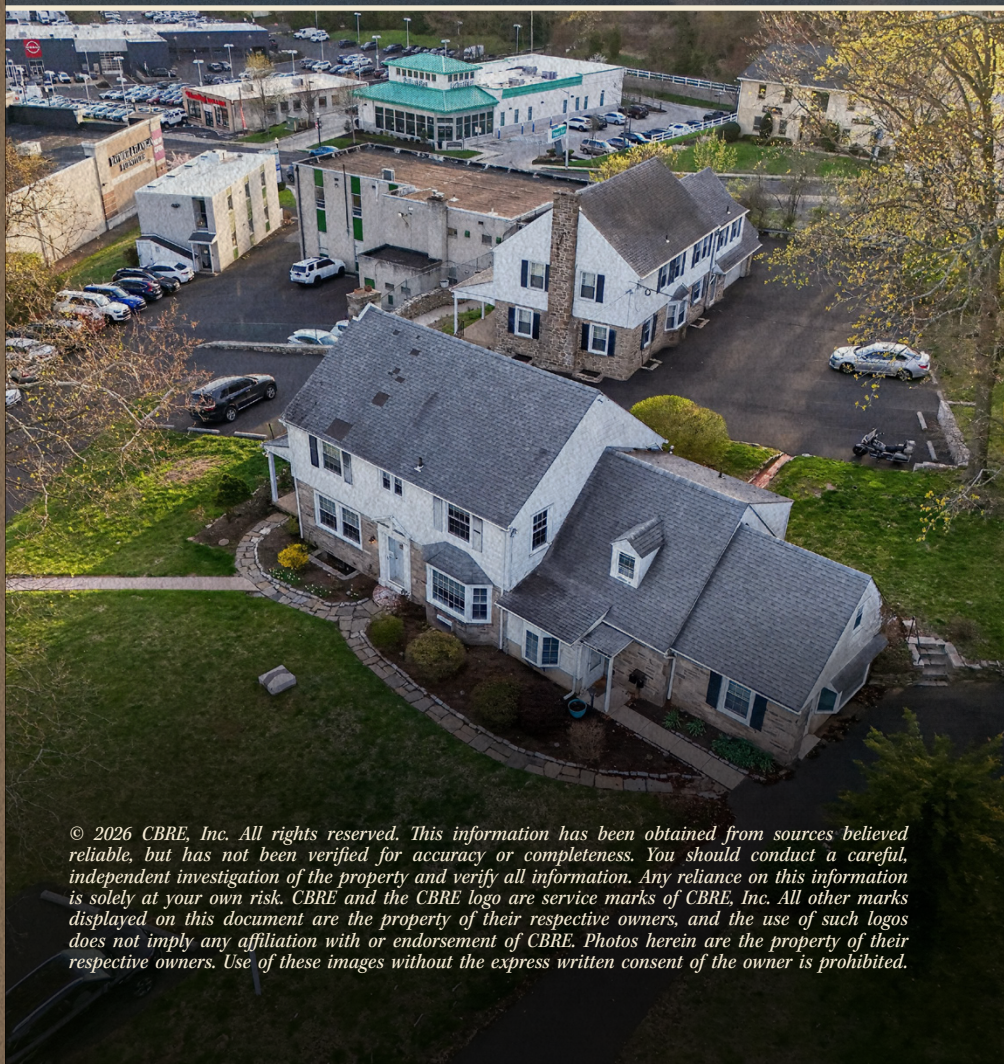
STEVE HANSCOM

*Associate*

+1 856 261 2620

[steve.hanscom@cbre.com](mailto:steve.hanscom@cbre.com)

**CBRE**



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